
Office Space Availability Report

PREPARED BY:

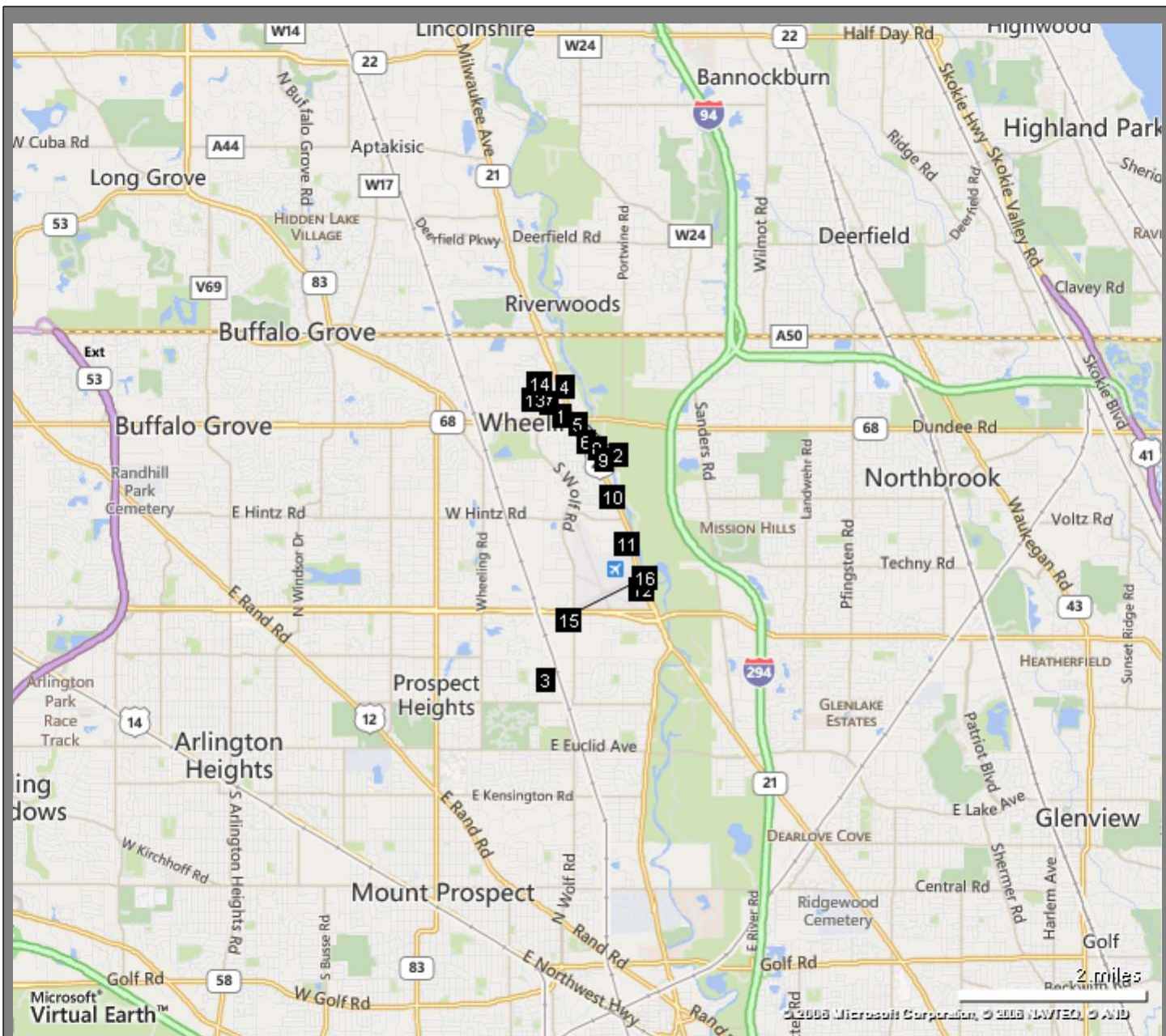


The Village of Wheeling, Illinois

2 Community Blvd
Wheeling, IL 60090

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1



222 E Dundee Rd

Wheeling, IL 60090

Cook County

Central North Submarket

Building Type: **Class C Office**

Status: **Built 1978**

Building Size: **5,900 SF**

Typical Floor Size: **2,000 SF**

Stories: **3**

Expenses: **2013 Tax @ \$6.34/sf**

Space Avail: **5,850 SF**





Max Contig: **1,950 SF**

Smallest Space: **1,950 SF**

Rent/SF/Yr: **\$15.00**

% Leased: **0.9%**



2		350 E Dundee Rd Dundee Commons Wheeling, IL 60090 Cook County N/E/C Central North Submarket	Building Type: Class B Office Status: Existing Building Size: 67,718 SF Typical Floor Size: 22,573 SF Stories: 3 Expenses: 2012 Tax @ \$3.11/sf	Space Avail: 15,530 SF Max Contig: 8,300 SF Smallest Space: 1,000 SF Rent/SF/Yr: \$15.00-\$18.50 % Leased: 77.1%
3		2160 Foster Ave Wheeling, IL 60090 Cook County Central North Submarket	Building Type: Class C Office Status: Built 1974 Building Size: 5,040 SF Typical Floor Size: 5,040 SF Stories: 1 Expenses: 2013 Tax @ \$4.00/sf, 2012 Est Tax @ \$3.70/sf; 2011 Ops @ \$0.31/sf, 2012 Est Ops @ \$0.31/sf	Space Avail: 4,890 SF Max Contig: 4,890 SF Smallest Space: 4,890 SF Rent/SF/Yr: \$12.50 % Leased: 100%
4		325 N Milwaukee Ave Coral Bus Ctr Phase I Wheeling, IL 60090 Cook County Central North Submarket	Building Type: Class C Office Status: Built 1988 Building Size: 9,727 SF Typical Floor Size: 9,727 SF Stories: 1 Expenses: 2013 Tax @ \$6.05/sf	Space Avail: 820 SF Max Contig: 820 SF Smallest Space: 820 SF Rent/SF/Yr: \$20.41 % Leased: 91.6%
5		39 S Milwaukee Ave Wheeling, IL 60090 Cook County S/E/C Central North Submarket	Building Type: Class C Office Status: Built 1973 Building Size: 9,766 SF Typical Floor Size: 4,883 SF Stories: 2 Expenses: 2013 Tax @ \$6.89/sf	Space Avail: 4,883 SF Max Contig: 4,883 SF Smallest Space: 4,883 SF Rent/SF/Yr: Withheld % Leased: 50.0%
6		212 S Milwaukee Ave Wheeling, IL 60090 Cook County Central North Submarket	Building Type: Class B Office Status: Built 1977 Building Size: 4,017 SF Typical Floor Size: 4,017 SF Stories: 1 Expenses: 2013 Tax @ \$3.31/sf, 2012 Est Tax @ \$2.96/sf; 2012 Est Ops @ \$1.19/sf	Space Avail: 720 SF Max Contig: 380 SF Smallest Space: 340 SF Rent/SF/Yr: \$22.00 % Leased: 82.1%
7		224 S Milwaukee Ave Wheeling, IL 60090 Cook County Central North Submarket	Building Type: Class B Office Status: Built 2008 Building Size: 4,499 SF Typical Floor Size: 4,000 SF Stories: 1 Expenses: 2013 Tax @ \$2.13/sf, 2012 Est Tax @ \$1.63/sf; 2012 Est Ops @ \$1.07/sf	Space Avail: 2,168 SF Max Contig: 607 SF Smallest Space: 477 SF Rent/SF/Yr: \$24.00 % Leased: 51.8%

8		307 S Milwaukee Ave Brittany Court Wheeling, IL 60090 Cook County 2 blocks south of Dundee Rd - East Central North Submarket	Building Type: Class B Office Status: Built 1975 Building Size: 15,594 SF Typical Floor Size: 15,000 SF Stories: 1 Expenses: 2014 Combined Tax/Ops @ \$8.81/sf	Space Avail: 710 SF Max Contig: 710 SF Smallest Space: 710 SF Rent/SF/Yr: \$13.95 % Leased: 95.5%
9		401 S Milwaukee Ave Wheeling, IL 60090 Cook County Central North Submarket	Building Type: Class B Office Status: Built 1975 Building Size: 26,681 SF Typical Floor Size: 13,000 SF Stories: 2 Expenses: 2013 Tax @ \$3.79/sf	Space Avail: 12,946 SF Max Contig: 2,964 SF Smallest Space: 500 SF Rent/SF/Yr: \$14.00 % Leased: 51.5%
10		700-728 S Milwaukee Ave Wheeling, IL 60090 Cook County Central North Submarket	Building Type: Class B Office Status: Built 1986 Building Size: 21,480 SF Typical Floor Size: 21,480 SF Stories: 1 Expenses: 2014 Tax @ \$3.86/sf; 2014 Ops @ \$2.56/sf	Space Avail: 4,260 SF Max Contig: 2,280 SF Smallest Space: 1,980 SF Rent/SF/Yr: \$13.00 % Leased: 80.2%
11		1040 S Milwaukee Ave Wheeling, IL 60090 Cook County Central North Submarket	Building Type: Class B Office Status: Built 1980, Renov 2004 Building Size: 25,277 SF Typical Floor Size: 12,638 SF Stories: 2 Expenses: 2013 Tax @ \$3.54/sf; 2011 Est Tax @ \$3.56/sf; 2013 Ops @ \$1.97/sf	Space Avail: 4,250 SF Max Contig: 1,500 SF Smallest Space: 1,250 SF Rent/SF/Yr: \$14.40 % Leased: 83.2%
12		1098 S Milwaukee Ave Aviation Plaza Wheeling, IL 60090 Cook County Schaumburg Area Submarket	Building Type: Class C Office Status: Built 1972 Building Size: 27,400 SF Typical Floor Size: 7,500 SF Stories: 4 Expenses: 2013 Tax @ \$2.24/sf	Space Avail: 14,269 SF Max Contig: 6,038 SF Smallest Space: 250 SF Rent/SF/Yr: \$17.00 % Leased: 47.9%
13		210-212 N Wolf Rd Wheeling, IL 60090 Cook County Central North Submarket	Building Type: Class B Office Status: Built 1988 Building Size: 8,699 SF Typical Floor Size: 4,300 SF Stories: 2 Expenses: 2013 Tax @ \$4.43/sf	Space Avail: 5,800 SF Max Contig: 3,200 SF Smallest Space: 2,600 SF Rent/SF/Yr: \$15.00 % Leased: 33.3%

14



375 N Wolf Rd
S & G Electric, Inc.
Wheeling, IL 60090

Cook County
Central North Submarket

Building Type: **Class C Office**
 Status: **Existing**
 Building Size: **1,900 SF**
 Typical Floor Size: **1,900 SF**
 Stories: **1**
 Expenses: **2012 Tax @ \$7.42/sf, 2013 Est Tax @ \$5.07/sf; 2012 Ops @ \$0.53/sf, 2013 Est Ops @ \$0.53/sf**

Space Avail: **1,900 SF**
 Max Contig: **1,900 SF**
 Smallest Space: **1,900 SF**
 Rent/SF/Yr: **\$10.11**
 % Leased: **0%**

15



1400 S Wolf Rd
Building 100
Wheeling, IL 60090

Cook County
Central North Submarket

Building Type: **Class B Office**
 Status: **Built 1970**
 Building Size: **58,579 SF**
 Typical Floor Size: **58,579 SF**
 Stories: **1**
 Expenses: **2010 Tax @ \$7.64/sf; 1993 Ops @ \$1.51/sf**

Space Avail: **23,116 SF**
 Max Contig: **13,987 SF**
 Smallest Space: **2,000 SF**
 Rent/SF/Yr: **\$13.50**
 % Leased: **88.1%**

16




1400 S Wolf Rd
Building 200
Wheeling, IL 60090


Cook County
Central North Submarket

Building Type: **Class B Office**
 Status: **Built 1970, Renov 2001**
 Building Size: **58,759 SF**
 Typical Floor Size: **58,759 SF**
 Stories: **1**
 Expenses: **2010 Tax @ \$7.62/sf**

Space Avail: **17,227 SF**
 Max Contig: **17,227 SF**
 Smallest Space: **17,227 SF**
 Rent/SF/Yr: **\$13.50**
 % Leased: **70.7%**

Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
	222 E Dundee Rd Wheeling, IL 60090	5,850 SF For Sale at \$600,000 (\$101.70/SF) - Active	\$15.00/fs 3	5,900 SF 0.52 AC	- -	- -	- -			
	Expenses: 2013 Tax @ \$6.34/sf				Power: -					
	Parking: 45 Surface Spaces are available; Ratio of 7.63/1,000 SF				Rail Line: -					
	Utilities: -									
	Landlord Rep: Misung Global Inc -- 5,850 SF (1,950 SF)									
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Office/Direct	Misung Global Inc	1,950 N	1,950	\$15.00/fs	Vacant	Negotiable	-	-
P 2nd		Office/Direct	Misung Global Inc	1,950 N	1,950	\$15.00/fs	Vacant	Negotiable	-	-
P 3rd		Office/Direct	Misung Global Inc	1,950 N	1,950	\$15.00/fs	Vacant	Negotiable	-	-
Building Notes										
Unique opportunity in the very dense Milwaukee Ave commercial corridor Abundant on-site parking Quick access to I-294 via Lake Cook Rd or Willow Rd interchange Amongst retail shopping, well known north suburban restaurants, hotel and ban										





Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
	350 E Dundee Rd	15,530 SF	\$15.00-\$18.50/mg	67,718 SF	-	-	-
	Dundee Commons	Not For Sale	3	5.12 AC	-	-	-
	Wheeling, IL 60090						
	Expenses: 2012 Tax @ \$3.11/sf Parking: 372 Surface Spaces are available; Ratio of 5.50/1,000 SF Utilities: - Power: - Rail Line: -						
Landlord Rep: Cedar Street Commercial / Eric Turrin (773) 906-9341 -- 15,530 SF (1,000-8,300 SF)							

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Retail/Direct	Cedar Street Commercial	4,000-8,300	8,300	Withheld	Vacant	3-5 yrs	-	-
P 2nd		Office/Direct	Cedar Street Commercial	1,230 N	1,230	\$15.00-\$17.00/mg	Vacant	3-5 yrs	-	-
P 3rd		Office/Direct	Cedar Street Commercial	1,000-6,000	6,000	\$16.00-\$18.50/mg	Vacant	3-5 yrs	-	-

Building Notes
Three story office building on Northeast corner of Milwaukee Avenue and Dundee Road. Great visibility and location. Ideal for user or investor.
*Property Highlights: * Great location * New Westin Hotel opening soon * Close to all types of transportation * Close to top restaurants * Major redevelopment happening in Wheeling * Location Description: Northeast corner of Milwaukee Avenue and Dundee Road in Wheeling.




		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		2160 Foster Ave Wheeling, IL 60090	4,890 SF For Sale at \$485,000 (\$96.23/SF) - Active	\$12.50/mg 1	5,040 SF 0.76 AC	- -	- -	- -		
		Expenses: 2013 Tax @ \$4.00/sf, 2012 Est Tax @ \$3.70/sf; 2011 Ops @ \$0.31/sf, 2012 Est Ops @ \$0.31/sf					Power: -			
		Parking: 30 free Surface Spaces are available; Ratio of 5.95/1,000 SF					Rail Line: -			
		Utilities: -								
		Landlord Rep: Brian Properties, Inc. / A.Scott A. Whisler (847) 640-1500 X110 -- 4,890 SF (4,890 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 1st		Office/Direct	Brian Properties, Inc.	4,890 N	4,890	\$12.50/mg	30 Days	Negotiable	-	-
Building Notes										
5040 sf Office/Tech Space. Very well maintained one story brick building. Large private office with stone fireplace. Four bathrooms (one with full shower), kitchenette, large conference room. Building sits on approximately 33,000 sf of land. Room for expansion. Freshly painted and ready for your business. MOTIVATED SELLERS!										
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		325 N Milwaukee Ave Coral Bus Ctr Phase I Wheeling, IL 60090	820 SF Not For Sale	\$20.41/mg 1	9,727 SF -	- -	- -	- -		
		Expenses: 2013 Tax @ \$6.05/sf					Power: -			
		Parking: 40 Surface Spaces are available; Ratio of 4.11/1,000 SF					Rail Line: -			
		Utilities: -								
		Landlord Rep: Sterling Properties / Matt Friedman (773) 271-1789 -- 820 SF (820 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	E	Office/Direct	Sterling Properties	820 N	820	\$20.41/mg	Vacant	Negotiable	-	-



Please contact John C. Melaniphy, III - Director of Economic Development for more information at (847) 499-9094 or
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Building Notes



- * Frontage on Milwaukee Avenue
- * Ideal for retail or office
- * Tenant pays utilities separately
- * Ample parking
- * Private entrance

	Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
	39 S Milwaukee Ave Wheeling, IL 60090	4,883 SF Not For Sale	- 2	9,766 SF 0.34 AC	- -	- -	- -
<div style="display: flex; justify-content: space-between;"> <div style="width: 20%;">  </div> <div style="width: 60%;"> <p>Expenses: 2013 Tax @ \$6.89/sf</p> <p>Parking: 44 Surface Spaces are available; Ratio of 4.50/1,000 SF</p> <p>Utilities: -</p> <p>Power: -</p> <p>Rail Line: -</p> <p>Landlord Rep: ARA Cabinets 4 U, Inc. / Jeffrey Pike (847) 215-1700 -- 4,883 SF (4,883 SF)</p> </div> <div style="width: 20%;"></div> </div>							


Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 2nd		Office/Direct	ARA Cabinets 4 U, Inc.	4,883 N	4,883	Withheld	Vacant	Negotiable	-	-




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		Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler	
		212 S Milwaukee Ave		720 SF	\$22.00/fs	4,017 SF	-	-	-	
		Wheeling, IL 60090		Not For Sale	1	0.12 AC	-	-	-	
		Expenses: 2013 Tax @ \$3.31/sf, 2012 Est Tax @ \$2.96/sf; 2012 Est Ops @ \$1.19/sf							Power: -	
		Parking: 50 free Surface Spaces are available							Rail Line: -	
		Utilities: -								
		Landlord Rep: Consolidated Commerical Properties / Ed Chrzastowski (847) 215-0690 X18 -- 720 SF (340-380 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	F	Office/Direct	Consolidated Commerical Properties	380 N	380	\$22.00/fs	Vacant	1-3 yrs	-	-
P 1st	B	Office/Direct	Consolidated Commerical Properties	340 N	340	\$22.00/fs	Vacant	1-3 yrs	-	-
		Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler	
		224 S Milwaukee Ave		2,168 SF	\$24.00/fs	4,499 SF	-	-	-	
		Wheeling, IL 60090		Not For Sale	1	0.11 AC	-	-	-	
		Expenses: 2013 Tax @ \$2.13/sf, 2012 Est Tax @ \$1.63/sf; 2012 Est Ops @ \$1.07/sf							Power: -	
		Parking: 20 Surface Spaces are available; Ratio of 5.00/1,000 SF							Rail Line: -	
		Utilities: -								
		Landlord Rep: Berkshire Hathaway Koenig Rubloff / Krystyna Kaczor (847) 668-9880 -- 2,168 SF (477-607 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	H	Off/Ret/Direct	Berkshire Hathaway Koenig Rubloff	477 N	477	\$24.00/fs	Vacant	3 yrs	-	-
P 1st	C	Off/Ret/Direct	Berkshire Hathaway Koenig Rubloff	607 N	607	\$24.00/fs	Vacant	3 yrs	-	-
P 1st	E	Off/Ret/Direct	Berkshire Hathaway Koenig Rubloff	477 N	477	\$24.00/fs	Vacant	3 yrs	-	-
P 1st	F	Off/Ret/Direct	Berkshire Hathaway Koenig Rubloff	607 N	607	\$24.00/fs	Vacant	3 yrs	-	-





		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		307 S Milwaukee Ave	710 SF	\$13.95/mg	15,594 SF	-	-	-		
		Brittany Court Office Ctr	Not For Sale	1	1.21 AC	-	-	-		
		Brittany Court								
		Wheeling, IL 60090								
		Expenses: 2014 Combined Tax/Ops @ \$8.81/sf				Power: -				
		Parking: 150 free Surface Spaces are available; Ratio of 10.00/1,000 SF				Rail Line: -				
		Utilities: -								
		Landlord Rep: Chicagoland Commercial, Inc. / Randy Olczyk (847) 246-9611 / Andrew Block (847) 246-9636 -- 710 SF (710 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	13.95	Office/Direct	Chicagoland Commercial, Inc.	710 N	710	\$13.95/mg	Vacant	Negotiable	-	-
Building Notes										
* Located 2 blocks south of Dundee Road										
* Ample parking										
* Tenant controlled HVAC										
* Close proximity to public transportation										

Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
	401 S Milwaukee Ave Wheeling, IL 60090	12,946 SF Not For Sale	\$14.00/mg 2	26,681 SF 1 AC	- -	- -	- -
	Expenses: 2013 Tax @ \$3.79/sf				Power: -		
	Parking: 80 Surface Spaces are available; Ratio of 4.00/1,000 SF				Rail Line: -		
	Utilities: -						
	Landlord Rep: Berkson & Sons / B.David B. Berkson (847) 498-6000 -- 12,946 SF (500-2,580 SF)						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	150	Office/Direct	Berkson & Sons	1,422 N	1,422	\$14.00/mg	Vacant	1-3 yrs	-	-
P 1st	170/180	Office/Direct	Berkson & Sons	2,580 N	2,580	\$14.00/mg	Vacant	1-3 yrs	-	-
P 1st	160	Office/Direct	Berkson & Sons	2,000 N	2,000	\$14.00/mg	Vacant	1-3 yrs	-	-
P 2nd	295	Office/Direct	Berkson & Sons	750 N	750	\$14.00/mg	Vacant	1-3 yrs	-	-
P 2nd	235	Office/Direct	Berkson & Sons	1,980 N	1,980	\$14.00/mg	Vacant	1-3 yrs	-	-
P 2nd	295	Office/Direct	Berkson & Sons	750 N	750	\$14.00/mg	Vacant	1-3 yrs	-	-
P 2nd	230	Office/Direct	Berkson & Sons	500 N	500	\$14.00/mg	Vacant	1-3 yrs	-	-
P 2nd	270	Office/Direct	Berkson & Sons	1,280 N	2,964	\$14.00/mg	Vacant	1-3 yrs	-	-
P 2nd	280	Office/Direct	Berkson & Sons	1,684 N	2,964	\$14.00/mg	Vacant	1-3 yrs	-	-

Building Notes
Beautiful building with atriums, skylights, cathedral ceiling and great window line. Great Milwaukee Avenue location just south of Dundee.




		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler				
		700-728 S Milwaukee Ave	4,260 SF	\$13.00/mg	21,480 SF	-	-	-				
		The Elms	Not For Sale	1	1.73 AC	-	-	-				
		Wheeling, IL 60090										
		Expenses: 2014 Tax @ \$3.86/sf; 2014 Ops @ \$2.56/sf					Power: -					
		Parking: 45 Surface Spaces are available; Ratio of 2.09/1,000 SF					Rail Line: -					
		Utilities: -										
		Landlord Rep: McLennan Commercial Properties, Inc. / P.James P. Conrad (847) 655-3383 -- 4,260 SF (1,980-2,280 SF)										
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins		
P 1st	712	Office/Direct	McLennan Commercial Properties, Inc.	2,280 N	2,280	\$13.00/mg	Vacant	Negotiable	-	-		
P 1st	718	Office/Direct	McLennan Commercial Properties, Inc.	1,980 N	1,980	\$13.00/mg	Vacant	Negotiable	-	-		
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler				
		1040 S Milwaukee Ave	4,250 SF	\$14.40/fs	25,277 SF	-	-	-				
		Wheeling, IL 60090	Not For Sale	2	1.84 AC	-	-	-				
		Expenses: 2013 Tax @ \$3.54/sf, 2011 Est Tax @ \$3.56/sf; 2013 Ops @ \$1.97/sf					Power: -					
		Parking: 91 Surface Spaces are available; Ratio of 3.62/1,000 SF					Rail Line: -					
		Utilities: -										
		Landlord Rep: Mavrakis Management / Theodore Mavrakis (847) 657-1010 -- 4,250 SF (1,250-1,500 SF)										
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins		
P 1st	130	Office/Direct	Mavrakis Management	1,500 N	1,500	\$14.40/fs	Vacant	3 yrs	-	-		
P 1st	100	Office/Direct	Mavrakis Management	1,500 N	1,500	\$14.40/fs	Vacant	3 yrs	-	-		
P 2nd	270	Office/Direct	Mavrakis Management	1,250 N	1,250	\$14.40/fs	Vacant	1 yr	-	-		



Building Notes

October, 2004: Completely renovated in 2004. Excellent user/investor opportunity. Adjacent to Palwaukee Municipal Airport. 1.5 Miles from full interchange Willow Rd @ I-294.

* Outstanding opportunity for corporate identity in your own office building located east of Palwaukee Airport, north of Palatine Road and south of Dundee


Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
	1098 S Milwaukee Ave Aviation Plaza Wheeling, IL 60090	14,269 SF Not For Sale	\$17.00/mg 4	27,400 SF 2.04 AC	- -	- -	- -			
	Expenses: 2013 Tax @ \$2.24/sf				Power: -					
	Parking: 115 Surface Spaces are available; Ratio of 4.38/1,000 SF				Rail Line: -					
	Utilities: -									
	Landlord Rep: Commercial Advantage / A.Lori A. Tubbs (312) 446-7059 / Jessica Burke (773) 444-0900 -- 14,269 SF (250-6,038 SF)									
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	102A	Office/Direct	Commercial Advantage	363 N	363	\$17.00/mg	Vacant	1-5 yrs	-	-
P 2nd	201A	Office/Direct	Commercial Advantage	6,038 N	6,038	\$17.00/mg	Vacant	1-5 yrs	-	-
P 3rd	303	Office/Direct	Commercial Advantage	850 N	850	\$17.00/mg	Vacant	1-5 yrs	-	-
P 3rd	303A	Office/Direct	Commercial Advantage	250 N	250	\$17.00/mg	Vacant	1-5 yrs	-	-
P 3rd	310	Office/Direct	Commercial Advantage	830 N	830	\$17.00/mg	Vacant	1-5 yrs	-	-
P 3rd	303D	Office/Direct	Commercial Advantage	1,100 N	1,100	\$17.00/mg	Vacant	1-5 yrs	-	-
P 4th	400A	Office/Direct	Commercial Advantage	260 N	260	\$17.00/mg	Vacant	1-5 yrs	-	-
P 4th	402A	Office/Direct	Commercial Advantage	695 N	695	\$17.00/mg	Vacant	1-5 yrs	-	-
P 4th	410	Office/Direct	Commercial Advantage	2,508 N	2,508	\$17.00/mg	Vacant	1-5 yrs	-	-
P 4th	400B	Office/Direct	Commercial Advantage	260 N	260	\$17.00/mg	Vacant	1-5 yrs	-	-
P 4th	402B	Office/Direct	Commercial Advantage	300 N	300	\$17.00/mg	Vacant	1-5 yrs	-	-
P 4th	403	Office/Direct	Commercial Advantage	415 N	415	\$17.00/mg	Vacant	1-5 yrs	-	-
P 4th	404	Office/Direct	Commercial Advantage	400 N	400	\$17.00/mg	Vacant	1-5 yrs	-	-



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Building Notes

- *Hard to find small offices
- *Ample Parking
- *Great access
- * 4 story office building
- * Views of Executive Airport


Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
	210-212 N Wolf Rd Wheeling, IL 60090	5,800 SF For Sale at \$720,000 (\$82.77/SF) - Active	\$15.00/mg 2	8,699 SF 0.56 AC	- -	- -	- -			
	Expenses: 2013 Tax @ \$4.43/sf				Power: -					
	Parking: 30 free Surface Spaces are available; Ratio of 3.40/1,000 SF				Rail Line: -					
	Utilities: -									
Landlord Rep: Lagestee-Mulder Commercial Construction & Real Est / Martha Winter (630) 560-2902 -- 5,800 SF (2,600-3,200 SF)										
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	1	Office/Direct	Lagestee-Mulder Commercial Construction & Real Est	3,200 N	3,200	\$15.00/mg	Vacant	1-3 yrs	-	-
P 2nd		Office/Direct	Lagestee-Mulder Commercial Construction & Real Est	2,600 N	2,600	\$15.00/mg	Vacant	1-3 yrs	-	-


Building Notes

- * Clean professional decor
- * High image facility
- * Excellent windowline
- * Great location, just north of Dundee Road (68)




Please contact John C. Melaniphy, III - Director of Economic Development for more information at (847) 499-9094 or jmelaniphy@wheelingil.gov
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		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		375 N Wolf Rd S & G Electric, Inc. Wheeling, IL 60090	1,900 SF For Sale at \$259,000 (\$136.32/SF) - Active	\$10.11/mg 1	1,900 SF 0.29 AC	- -	- -	- -		
		Expenses: 2012 Tax @ \$7.42/sf, 2013 Est Tax @ \$5.07/sf; 2012 Ops @ \$0.53/sf, 2013 Est Ops @ \$0.53/sf					Power: -			
		Parking: 12 free Surface Spaces are available; Ratio of 6.30/1,000 SF					Rail Line: -			
		Utilities: -								
		Landlord Rep: JPM Properties, Inc. / Maria Giurovici (847) 417-9893 -- 1,900 SF (1,900 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 1st		Office/Direct	JPM Properties, Inc.	1,900 N	1,900	\$10.11/mg	Vacant	1-2 yrs	-	-
Building Notes										
* 200 Watt single phase back up generator for power w/UPS										
* 40 foot radio tower on roof										
* Security Camera's (360 Degree) & Flood Lights Outside										

Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
	1400 S Wolf Rd	23,116 SF	\$13.50/mg	58,579 SF	-	-	-			
	Corporate Square	Not For Sale	1	8.04 AC	-	-	-			
	Building 100									
	Wheeling, IL 60090									
Expenses: 2010 Tax @ \$7.64/sf; 1993 Ops @ \$1.51/sf					Power: -					
Parking: 150 Surface Spaces are available; Ratio of 4.00/1,000 SF					Rail Line: -					
Utilities: -										
Landlord Rep: JBS Commercial Real Estate / Jason Shibata (312) 462-1022 / Brian Silverman (312) 462-1023 -- 23,116 SF (2,000-9,129 SF)										
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	103	Office/Direct	JBS Commercial Real Estate	9,129 N	9,129	\$13.50/mg	60 Days	1-5 yrs	-	-
P 1st	105	Office/Direct	JBS Commercial Real Estate	2,000-7,016	13,987	\$13.50/mg	30 Days	1-5 yrs	-	-
P 1st	101	Office/Direct	JBS Commercial Real Estate	2,000-6,971	13,987	\$13.50/mg	Vacant	1-5 yrs	-	-
Building Notes										
<div>Highlights</div> <div>Total Available: 2,000 - 17,227 SF</div> <div>Total RBA: 117,518 SF</div> <div>Built: 1970, Renovated in 200</div> <div>Janitorial: 5-Day Janitorial in Rent</div> <div>Parking: 3.8/1000 SF Parking Ratio</div> <div>Building & Monument Signage Available</div> <div>Description</div> <div>Total Available: 2,000 - 17,227 SF</div> <div>Total RBA: 117,518 SF</div> <div>Built: 1970, Renovated in 2001</div> <div>Janitorial: 5-Day Janitorial in Rent</div> <div>Parking: 3.8/1000 SF Parking Ratio</div> <div>HVAC: Metered Separately</div> <div>Access: 24-Hour Tenant Access</div> <div>Lease Rate: \$13.50 PSF Modified Gross</div> <div>Building & Monument Signage Available</div> <div>" Minutes from Restaurants, Hotels and Shopping</div> <div>" Conveniently located just minutes from full I-294</div>										



Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
	1400 S Wolf Rd	17,227 SF	\$13.50/mg	58,759 SF	-	-	-			
	Corporate Square	Not For Sale	1	8.04 AC	-	-	-			
	Building 200									
	Wheeling, IL 60090									
		Expenses: 2010 Tax @ \$7.62/sf				Power: -				
		Parking: 150 Surface Spaces are available; Ratio of 3.80/1,000 SF			Rail Line: -					
		Utilities: -								
	Landlord Rep: JBS Commercial Real Estate / Jason Shibata (312) 462-1022 / Brian Silverman (312) 462-1023 -- 17,227 SF (17,227 SF)									
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	209	Office/Direct	JBS Commercial Real Estate	17,227 N	17,227	\$13.50/mg	Vacant	Negotiable	-	-
Building Notes										
<p>Highlights</p> <p>Total Available: 2,000 - 17,227 SF</p> <p>Total RBA: 117,518 SF</p> <p>Built: 1970, Renovated in 200</p> <p>Janitorial: 5-Day Janitorial in Rent</p> <p>Parking: 3.8/1000 SF Parking Ratio</p> <p>Building & Monument Signage Available</p> <p>Description</p> <p>Total Available: 2,000 - 17,227 SF</p> <p>Total RBA: 117,518 SF</p> <p>Built: 1970, Renovated in 2001</p> <p>Janitorial: 5-Day Janitorial in Rent</p> <p>Parking: 3.8/1000 SF Parking Ratio</p> <p>HVAC: Metered Separately</p> <p>Access: 24-Hour Tenant Access</p> <p>Lease Rate: \$13.50 PSF Modified Gross</p> <p>Building & Monument Signage Available</p> <p>" Minutes from Restaurants, Hotels and Shopping</p> <p>" Conveniently located just minutes from full I-294</p>										

